

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 9 NOVEMBER 2010



COMMITTEE MEMBERS PRESENT

Councillor Adams (Vice-Chairman)
Councillor Cook
Councillor Exton
Councillor Mrs Gaffigan
Councillor Helyar
Councillor Higgs
Councillor Holmes
Councillor Howard

Councillor Mrs Jalili
Councillor Sam Jalili
Councillor Vic Kerr
Councillor Parkin (Chairman)
Councillor Scott
Councillor Mrs Smith
Councillor Frank Turner
Councillor Avril Williams

OFFICERS

Acting Lead Professional
Principal Planning Officer (2)
Area Planning Officer
Planning Enforcement Officer
Committee Support Officer
Legal Executive

56. APOLOGIES

An apology for absence was received from Councillor Mrs Kaberry-Brown.

57. DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor Exton – personal interest in application PL4, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application, in view of his membership of the County Council, and the application being a County matter.

Councillor Mrs Smith – personal and prejudicial interest in application JJ1, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards

the application, in view of her membership of the Board of the Elsea Park Trust.

58. MINUTES OF MEETING HELD ON 12TH OCTOBER 2010

The minutes of the meeting held on 12 October 2010 were approved as a correct record of decisions taken.

59. PLANNING MATTERS

Decision:-

To determine applications, or make observations, as listed below:-

PL1

Application ref:	S09/2864/OUT
Description:	Erection of two dwellings (Departure from the Development Plan)
Location:	Gordon House Farm, 15, Back Lane, Claypole, Newark, NG235AA
Decision:	Approved

Noting no objection from the Highway Authority or Environment Agency, comments from Environmental Protection, Upper Witham Internal Drainage Board and Planning Policy and representations from local residents with regard to the original and amended plans, and comments made by members at the meeting.

(1.10 pm – Councillor Sam Jalili entered the meeting).

(1.14 pm – Councillor Turner entered the meeting).

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer, and subject also to the following conditions:-

1. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.
2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

3. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) layout;
- (b) appearance; and
- (c) landscaping.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

4. No development shall take place before the detailed design of the arrangements for surface water drainage/flood risk has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
5. When application is made for approval of the 'reserved matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in forward gear.
6. When application is made for approval of the reserved matters, that application shall show details of the proposed dwellings to be two storey only with no accommodation within the roofspace.
7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

KJC1

Application ref: S10/1040/FULL

Description: Erection of two single storey dwellings

Location: 6, School Lane, Claypole, Newark, NG235BQ

Decision: Approved

Noting no objection from the Highway Authority or Parish Council, comments from the Internal Drainage Board and Planning Policy, objections from nearby residents with regard to the original plan, and as a result of the application being re-advertised as a departure from the local plan, supporting information from the applicant's agent, including a letter in relation to recent changes in planning policy, and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.
3. Before the access is brought into use, all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number 112 P1 dated 16th July 2010, and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.
4. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 122 P4 dated 10th May 2010, and retained for that use thereafter.
5. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
6. The dwellings hereby permitted shall be constructed in accordance with the approved plans Drawing No. 115 Rev P7, 116 Rev P4, 122 Rev P4, 123 Rev P3, 132 Rev P3 and 133 Rev P2.

PL2

Application ref: S10/1804/FULL

Description: Change of use of agricultural building to house livestock and erection of additional livestock building

Location: Odd House Farm, Holme Lane, Claypole, Newark, NG23 5AP

Decision: Deferred

Pending the submission of amended plans and an access and design statement.

MJD1

Application ref:	S10/1837/HSB
Description:	Erection of conservatory
Location:	99, Harrowby Lane, Grantham, Lincolnshire, NG31 9LN
Decision:	Approved

Noting comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
3. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

PL3

Application ref:	S10/1825/HSB
Description:	Erection of garage, store and garden room and porch to dwelling
Location:	Heathcote Farm, Main Street, Ingoldsby, Grantham, NG33 4ER
Decision:	Approved

Noting comments from the Parish Council and representations from local residents; late information report circulated to Members at the meeting, including additional letters following the submission of additional plans and a suggested additional condition, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. This permission relates solely to the application as amended by drawings received on 5 October 2010.
3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include the use of matching stone to the west and north elevations of the approved structure.

(The meeting adjourned from 1.27 pm to 1.32 pm, to enable technical problems to be resolved).

PL4

Application ref:	S10/2168/CM
Description:	Use existing slurry lagoon as waste transfer station (Your ref PL/0194/10)
Location:	The Pig Farm, Honeypot Lane, Colsterworth, NG33 5LZ
Decision:	No objection

Noting comments from Colsterworth and District Parish Council; late information report circulated to Members at the meeting including the comments of Swayfield Parish Council, report of site inspection and comments from Members at the meeting.

It was proposed, seconded and agreed that the County Council be advised that the District Council have no objection in principle subject to the views of the parish councils being taken into consideration and specific conditions relating to traffic routes via the A1 only with no vehicles turning right to go north-bound or turning right into Honey Pot Lane; details to be submitted relating to how methane gases are to be dealt with and that no animal carcasses are deposited in the lagoon.

PWM1

Application ref: S10/1931/FULL

Description: Conversion of first floor playroom over garage to flat

Location: Bracken House, Casthorpe Road, Barrowby,
Grantham, Lincolnshire, NG32 1DP

Decision:

Application withdrawn.

(1.48 pm – Councillor Mrs Smith left the meeting, having declared an interest).

JJ1

Application ref: S10/1594/MJRR

Description: Application for approval of reserved matters for residential development comprising 118 no with associated infrastructure open space and landscaping (Zone 4 Area 2)

Location: Land Between West Road And, South Road,
Bourne

Decision: Deferred

Noting no objection from Bourne Town Council, Highway Authority, Natural England, Leisure Officer, Community Archaeologist and the Environment Agency, comments from the Lincolnshire Wildlife Trust and the Partnership and Project Officer, and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Acting Lead Professional, after consultation with the Chairman or Vice-Chairman, subject to the summary of reasons referred to in the Case Officer's report, subject to no objection from the Health and Safety Executive, and subject also to appropriate conditions.

(1.57 pm – Councillor Mrs Smith returned to the meeting).

JJ2

Application ref: S10/1732/FULL

Description: Demolition of existing dwelling and erection of two 2 1/2 storey dwellings

Location: 6, Fox Dale, Stamford, Lincolnshire, PE9 2UZ

Decision: Deferred

Noting comments made during the public speaking session from:-

Miss B Lester – objecting

(At this point in the meeting, the speaker having referred to photographs sent with her written objection, and these having been circulated round the meeting, the Chairman ruled that the Committee would hear all the speakers and then consider deferring further consideration to the next meeting to enable the photographs to be included within the presentation).

Mrs Kinealy – objecting
Mr R Asher – objecting
Mike Sibthorp – applicant

together with no objection from the Highway Authority, Arboricultural Officer or Heritage Lincolnshire, objections from Stamford Town Council and local residents, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that further consideration of the application be deferred to enable the objector's photographs to be included in the presentation to Committee, and for the applicant to be asked to consider revising the application to semi-detached properties, and at a lower height. An amendment, that the application be refused as being an over-development of the site, dominant and oppressive and out of keeping with the locality received no seconder. The proposition was then put and agreed, as above.

JJ3

Application ref:	S10/1650/MJRR
Description:	Reserved matters application for residential development incorporating access and landscaping
Location:	Former Raymond Mays Garage, Spalding Road, Bourne, Lincs
Decision:	Approved

Noting comments made during the public speaking session from:-

Adrian Smith – on behalf of local businesses

together with no objection from Bourne Town Council, Heritage Lincolnshire or the Highway Authority, comments from LCC Education and letters of objection from nearby residents; late information report circulated to Members at the meeting including comments from the Internal Drainage Board, comments on behalf of a local property owner and an objection from a local business, together with officer comments thereon, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development shall be built in accordance with the materials detailed on the submitted drawing 101 Rev C unless otherwise agreed in writing by the local planning authority.
2. Prior to the occupation of any dwellings within the site, the footway at the access point onto the A151 Spalding Road shall be constructed to the rear of the visibility splay.
3. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 100 Rev J dated 28 September 2010, and retained for that use thereafter.
4. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within

three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.

5. No dwellings (or other development as specified) shall be commenced before the first 40 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing 100 Rev J dated 29 September 2010 has been completed.
6. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
7. This permission relates solely to the application as amended by

Drawing No 100 Rev J received on 28 September 2010
Drawing No 100 RWJ dated 28 September 2010
Drawing No 100 800-101 received on 21 July 2010
Drawing No 71 FOG received on 21 July 2010
Drawing No 626-101 received on 21 July 2010
Drawing No 800-109 received on 21 July 2010
Drawing No 800-108 received on 21 July 2010
Drawing No 1024G-101 received on 21 July 2010
Drawing No 1024G-107 received on 21 July 2010
Drawing No 978-101 received on 21 July 2010
Drawing No 978-107 received on 21 July 2010
Drawing No 1234-101 received on 21 July 2010
Drawing No 1234-108 received on 21 July 2010
Drawing No CO OP 71 FOG 102 received on 30 September 2010
Drawing No 71FOG 107 received on 21 July 2010
Drawing No 102-1 Rev C
Drawing No 102-2 Rev C
Drawing No 102-3 Rev C

8. Notwithstanding the submitted plans this consent does not grant planning permission for the erection of the dwellings on plots 23 and 49 as indicated on drawing no. 100 Rev J received on 28 September 2010.
9. Notwithstanding the requirements of condition 3 on the substantive outline planning permission no development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [proposed

finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

Note(s) to Applicant

1. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.
2. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
3. You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

(2.52 pm – Councillor Mrs Gaffigan left the meeting).

2.55 pm – Councillor Mrs Gaffigan returned to the meeting).

JJ4

Application ref:	S10/1645/MJRR
Description:	Reserved matters application for residential development
Location:	Rainbow Superstore, Manning Road, Bourne, Lincolnshire, PE10 9HW
Decision:	Approved

Noting no objection from Bourne Town Council, Heritage Lincolnshire or the Highway Authority, and representations from nearby residents; late information report circulated to Members at the meeting including an additional letter from a local resident, together with Officer comments thereon, report of site inspection and comments by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development shall be built in accordance with the materials detailed on the submitted drawing 101 Rev C unless otherwise agreed in writing by the local planning authority.
2. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 100 Rev J dated 28 September 2010, and retained for that use thereafter.
3. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.

4. No dwellings (or other development as specified) shall be commenced before the first 40 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing 100 Rev J dated 29 September 2010 has been completed.
5. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
6. The rear kitchen window to plot 51 shall have a top opening light only and the bottom half of the window shall be fixed and obscure glazed. Precise details of the window shall be submitted to and approved in writing by the local planning authority prior to installation.
7. The development shall only be carried out in accordance with the noise mitigation measures included in Chapter 5 of the Noise Assessment

Report by AcousticAir, Dated March 2010.

8. This permission relates solely to the application as amended by

Drawing No 100 Rev J received on 28 September 2010
Drawing No 100 800-101 received on 21 July 2010
Drawing No 71 FOG received on 21 July 2010
Drawing No 626-101 received on 21 July 2010
Drawing No 800-109 received on 21 July 2010
Drawing No 800-108 received on 21 July 2010
Drawing No 1024G-101 received on 21 July 2010
Drawing No 1024G-107 received on 21 July 2010
Drawing No 978-101 received on 21 July 2010
Drawing No 978-107 received on 21 July 2010
Drawing No 1234-101 received on 21 July 2010
Drawing No 1234-108 received on 21 July 2010
Drawing No CO OP 71 FOG 102 received on 30 September 2010
Drawing No 71FOG 107 received on 21 July 2010
Drawing No 102-1 Rev C
Drawing No 102-2 Rev C
Drawing No 102-3 Rev C

9. Notwithstanding the submitted plans this consent does not grant planning permission for the erection of the dwellings on plots 23 and 49 as indicated on drawing no. 100 Rev J received on 28 September 2010.
10. Notwithstanding the requirements of condition 2 on the substantive outline planning permission no development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

Note(s) to Applicant

1. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire

Design Guide for Residential Areas.

2. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

KJC

Application ref: S05/0107/MJRO
Description: Residential development
Location: Ermine Street, Ancaster
Decision:

Noting comments made during the public speaking session from:-

Sarah Hutchison - objecting

and that the above outline application was granted permission on 11th October 2005, subject to a Section 106 agreement in relation to the provision of a minimum of 5 pieces of play equipment on the site, in an identified area.

It was however considered that the area shown on the approved plan was not of sufficient size to accommodate the 5 pieces of equipment and alternative methods of play provision were sought. As an alternative it was considered that on site provision should be downgraded to provide for a small play area to remain on the site to serve toddlers, with the balance of the equipment being used to upgrade the provision on the adjacent playing fields.

Noting a number of objections from local residents and supporting information from play equipment manufacturers acting for the site's developers, comments from the Parish Council as owners of the playing field; late information report circulated to Members at the meeting, including an email from the occupier of a property adjoining the site of the proposed play area, and officer comments, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that with regard to the open space/play equipped area required on the site of S05/0107 – Residential development at Ermine Street, Ancaster, the requirement be varied to provide for a LAP on the site and the balance to provide play equipment on the nearby Parish Council playing field, and that authority be given to enter into a Section 106 Deed of Variation.

It was proposed and seconded that:

EXCLUSION OF THE PUBLIC

IT IS ANTICIPATED THAT, IN ACCORDANCE WITH SECTION 100A OF THE LOCAL GOVERNMENT ACT 1972, THE PUBLIC MAY BE EXCLUDED FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM, BECAUSE OF THE LIKELIHOOD THAT OTHERWISE EXEMPT INFORMATION, AS DESCRIBED IN PARAGRAPHS 1, 2, 3, 5 & 7 OF PART 1 OF SCHEDULE 12A OF THE ACT WOULD BE DISCLOSED TO THE PUBLIC

This proposition was approved.

(3.30 pm – the press and public left the meeting).

(The meeting adjourned from 3.30 pm to 3.42 pm).

60. ENFORCEMENT ACTION RELATING TO AN UNAUTHORISED DEVELOPMENT AT LAND ADJACENT TO FALLOWS END, FULBECK LOWFIELDS

Decision:-

That with regard to the unauthorised development at land adjacent to Fallows End, Fulbeck Lowfields, the enforcement action be continued by way of injunctive and prosecution proceedings, and that the site's residents be kept informed.

The Planning Enforcement Officer presented his report PLA854 in relation to enforcement action taken and proposed in relation to the land adjacent to Fallows End, Fulbeck Lowfields. Also circulated to members at the meeting was an addendum containing a summary of the educational needs of children at the site, and the comments of the Section 151 Officer.

The report contained a number of background papers as appendices, including full details of three previous applications; the full decision of the Planning Inspector from February 2010; results of a Welfare Needs Audit and an Equality Impact Assessment.

A lengthy discussion ensued, during which Members particularly noted that a decision was required as to whether to continue with the enforcement action, or suspend it pending the outcome of a new planning appeal, which was due to be heard early in February 2011. It was proposed and seconded that the enforcement action be continued by way of injunctive and prosecution proceedings, and that the site's residents be kept informed.

The Legal Executive reminded Members that, before voting on the proposition, it was important they had taken on board everything in the report, but in particular paragraphs on page 4 (in relation to costs) and page 9 (in relation to the comments of the Section 151 Officer). Further comments were made in

relation to the change in circumstances in relation to the welfare reports, but it was considered that these were outweighed by other considerations.

After further discussion, the proposition was put to the vote and agreed.

(As the meeting had lasted for 3 hours, in accordance with Council procedure rule 9, the Committee voted for the meeting to continue).

61. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA853 listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers and a planning appeals update.

62. POPLAR FARM, GRANTHAM

Decision:-

That condition 21 of planning application S08/1231/EIAOL be varied as follows:

No more than 750 dwellings shall be completed or occupied until the required railway bridge to link to Pennine Way shall be constructed and brought into use in accordance with details to be submitted to and approved in writing by the local planning authority.

The Acting Lead Professional circulated to Members present at the meeting a short report containing the wording of existing condition 21 of planning permission S08/1231/EIAOL and a proposed variation. He said that the amended wording had been discussed and agreed with the developers. A meeting with the County Council was planned to tie up remaining items on the Section 106 agreement. It was expected that the agreement would be completed by early December. It was proposed, seconded and agreed that the proposed variation be agreed.

63. SECTION 106 AGREEMENTS UPDATE

Decision:-

That with regard to the Section 106 agreements for planning applications S10/0934, S09/2397 and S10/1076, the period for signing of the agreements be extended to the 31st December 2010; and that the offer of a variation to S10/1076 be not agreed.

The Principal Planning Officer circulated to Members present at the meeting a report on Section 106 agreements. He said that the above applications had been approved subject to the Section 106 agreements being completed within 6 weeks, as was now policy. However, and following discussions with the

Chairman and Vice-Chairman, it was considered that there were extenuating circumstances as to why the agreements had not been completed within the required 6 week period.

With regard to the agreement for S10/1076, the applicants had offered to increase the affordable housing provision from four to five dwellings on the basis that there would be a reduction in other Section 106 contributions. After discussion it was proposed, seconded and agreed that the period for signing the Section 106 agreements be extended until the 31st December 2010, but that the offer of a variation to S10/1076 be not agreed.

64. CLOSE OF MEETING

The meeting closed at 4.30 pm.